

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

PART OF LOT 42
REGISTERED PLAN 527
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150
6 4.5 3.0 1.5 0 3 6 Metres

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

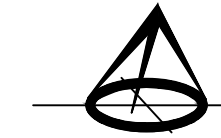
Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys
Act, the Surveyors Act and the Land Titles Act and the regulations
made under them.
2. The survey was completed on the 15th day of September, 2017.

Date Richard R. Gauthier
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED September 19, 2017

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
2495048 Ontario Inc. ("The Client"), their solicitors,
mortgagees, and other related parties, permission to use original, signed, sealed
copies of the Surveyor's Real Property Report in transactions involving The Client.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2029519



THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3).

- Notes & Legend
- Denotes Survey Monument Planted
 - Survey Monument Found
 - Standard Iron Bar
 - Short Standard Iron Bar
 - Iron Bar
 - Witness
 - ANIS, O'Sullivan, Vollebakk Ltd.
 - Measured
 - Registered Plan 527
 - (990) Plan April 26, 2017
 - (AOG) Plan June 23, 1986
 - (AOG) Plan May 28, 1987
 - (671) Plan & Notes May 7, 1959
 - (857) Plan September 26, 1989
 - (725) Plan March 28, 1993
 - Registered Plan 592
 - (647) Plan September 14, 1960
 - Plan 4R-21898
 - Inst. N465986
 - MH-ST - Maintenance Hole (Storm Sewer)
 - MH-S - Maintenance Hole (Sanitary)
 - ST - Underground Storm Sewer
 - S - Underground Sanitary Sewer
 - W - Underground Water
 - P - Underground Power
 - G - Underground Gas
 - OHW - Overhead Wires
 - UP - Utility Pole
 - LS - Light Standard
 - CB - Catch Basin
 - TH - Fire Hydrant
 - WV - Water Valve
 - T/G - Top of Grate
 - GV - Gas Valve
 - GM - Gas Meter
 - Deciduous Tree
 - Coniferous Tree
 - Sign
 - Chain Link Fence
 - BF - Board Fence
 - HR - Handrail
 - Diameter
 - Location of Elevations
 - Location of Top of Curb Elevations
 - Centreline

For bearing comparisons, a rotation of 0°00'40" clockwise was applied to
bearings on Plan (P2).

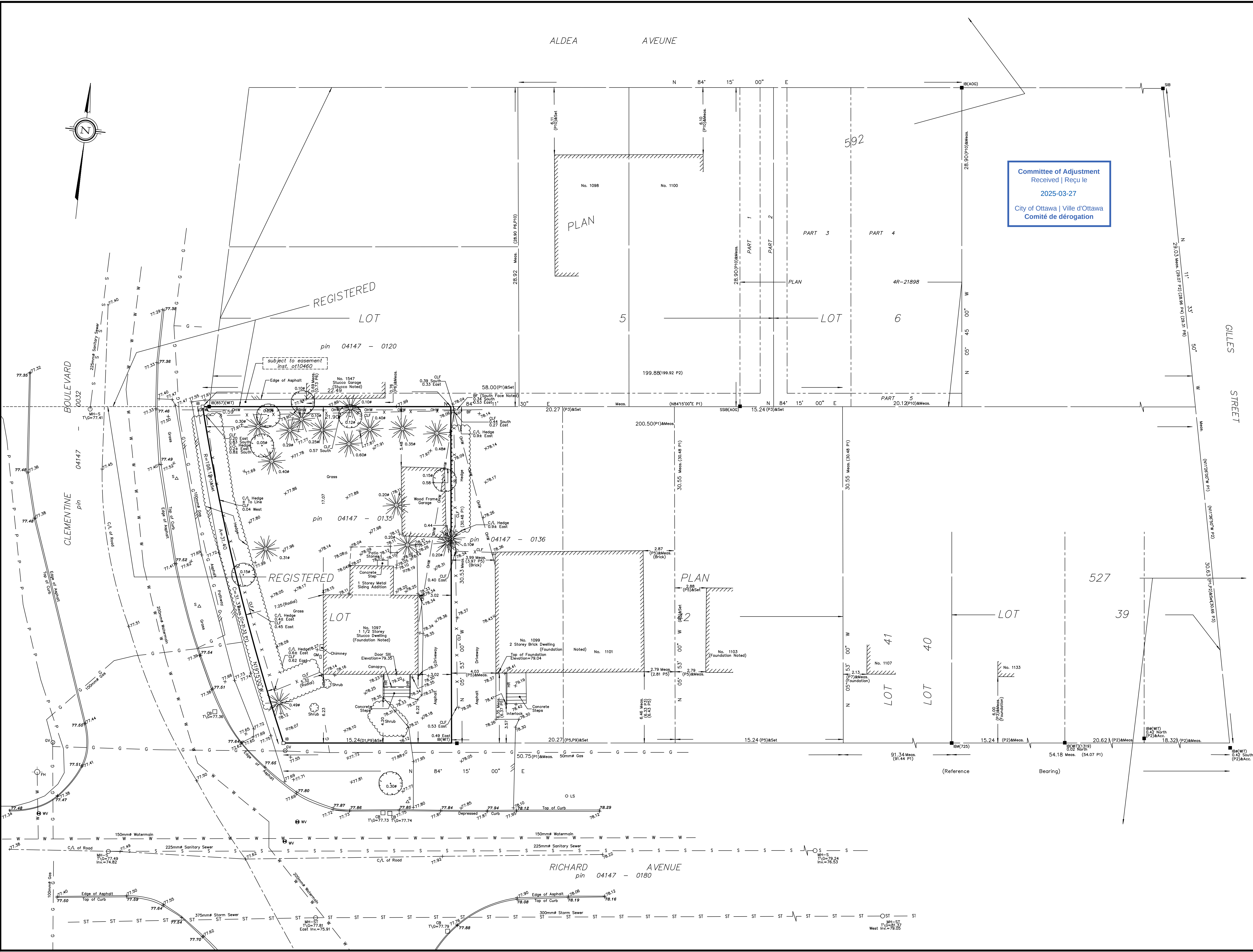
For bearing comparisons, a rotation of 0°02'00" clockwise was applied to
bearings on Plan (P8).

Bearings are astronomic, and are referred to the Northerly Limit of
Richard Avenue as shown on Registered Plan 527, being N84°15'00"E.

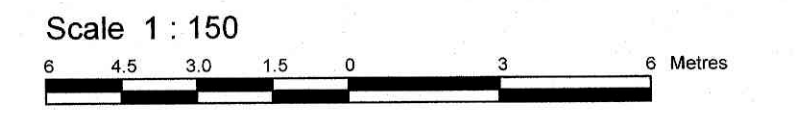
ELEVATION NOTES
1. Elevations shown are geodetic and are referred to the CGVD28
geodetic datum.
2. It is the responsibility of the user of this information to verify that the job
benchmark has not been altered or disturbed and that its relative
elevation and description agrees with the information shown on this
drawing.

UTILITY NOTES
1. This drawing cannot be accepted as acknowledging all of the utilities
and it will be the responsibility of the user to contact the respective
utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is
mandatory before any work involving breaking ground, probing,
excavating etc.
4. Buried Services and Pipe Inverts have been taken from City of Ottawa
Engineering Utility Plans K-14-13 & K-14-14 and plan and profile for
Richard Avenue. Buried Gas Line tied partially from existing paint marks
on the ground marked by others.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: hapean@avotil.com
Ontario
Land Surveyors Job No. 16919-17, Original Plan 527 D.F. August 27, 2014



SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF LOT 42
REGISTERED PLAN 527
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 9th day of September, 2019.

Date: Sept 23, 2019
Richard R. Gauthier
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: Sept 23, 2019

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
Centretown Construction Ltd. ("The Client"), their solicitors,
mortgagees, and other related parties, permission to use original, signed, sealed
copies of the Surveyor's Real Property Report in transactions involving The Client.

- Notes & Legend
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - IBB Round Iron Bar
 - (WIT) Witness
 - (AOG) Annis, O'Sullivan, Vollebakk Ltd.
 - Meas. Measured
 - Acc. Accepted
 - (P1) Registered Plan 527
 - (P2) (990) Plan April 26, 2017
 - (P3) (AOG) Plan June 25, 1986
 - (P4) (AOG) Plan May 28, 1987
 - (P5) (671) Plan & Notes May 7, 1959
 - (P6) (857) Plan September 26, 1989
 - (P7) (725) Plan March 28, 1983
 - (P8) Registered Plan 522
 - (P9) (647) Plan September 14, 1960
 - (P10) Plan 4R-21898
 - (D1) Inst. N465986
 - FND. Foundation
 - OW Overhead Wires
 - UP Utility Pole
 - CLF Chain Link Fence
 - BF Board Fence
 - HR Handrail
 - C/L Centreline

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

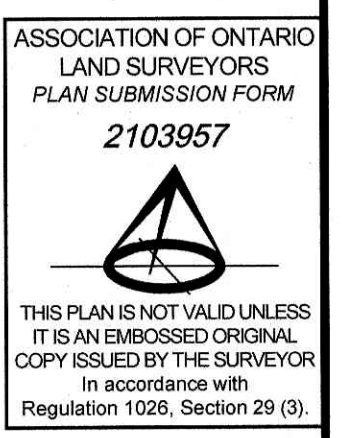
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680105 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

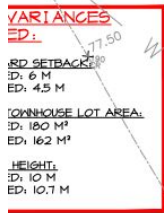
For bearing comparisons, a rotation of 0°30'00" counter clockwise was applied to bearings on plan (P1).

For bearing comparisons, a rotation of 0°29'20" counter clockwise was applied to bearings on plan (P2).

For bearing comparisons, a rotation of 0°10'00" counter clockwise was applied to bearings on plan (P8).

Committee of Adjustment
Received | Reçu le
2025-03-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation





- a) Reduced front yard setback of 4.5 m
Required: 6 m.
- b) Reduced lot area of 162.37 m² (1551 Clementine. Middle townhouse unit)
Required: 180 m²
- c) Increased building height of 10.7 m
Permitted: 10 m

Replacement Tree Specifications

Trees 1 and 2, small to medium trees at maturity, species suggestions include:

Northern catalpa (*Catalpa speciosa*) – produces large pods
Honey locust (*Gleditsia triacanthos*)
Eastern Redcedar (*Juniperus virginiana*)
Ironwood (*Ostrya virginiana*)*
Littleleaf linden (*Tilia cordata*)
Turkish hazel (*Corylus colurna*)
Serviceberry (*Amelanchier spp*)*
Eastern redbud (*Cercis canadensis*)
Pagoda dogwood (*Cornus alternifolia*)
Thornless Hawthorn (*Crataegus crus-galli*)*
Crabapple (*Malus spp*)

Note: Proposed tree locations are suggestions only and should be finalized only once construction is complete and should adhere to City of Ottawa Tree Planting Guidelines

*Native to Ottawa region: Planting species native to a region can help maintain and enhance biodiversity.

Note: Norway maple (*Acer platanoides*) is *not* recommended as it is highly invasive and not a suitable tree for urban planting.

The species recommended herein are the most suitable species based on the existing plans. For best success, tree species should be matched to site conditions.

All deciduous trees must be a minimum of 50 mm in diameter measured no less than 15 cm above ground level.
Coniferous trees must be no less than 200 cm in height.

Committee of Adjustment
Received | Reçu le
2025-03-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

MINOR VARIANCES REQUIRED:

1- FRONT YARD SETBACK:
• REQUIRED: 6 M
• PROVIDED: 4.5 M

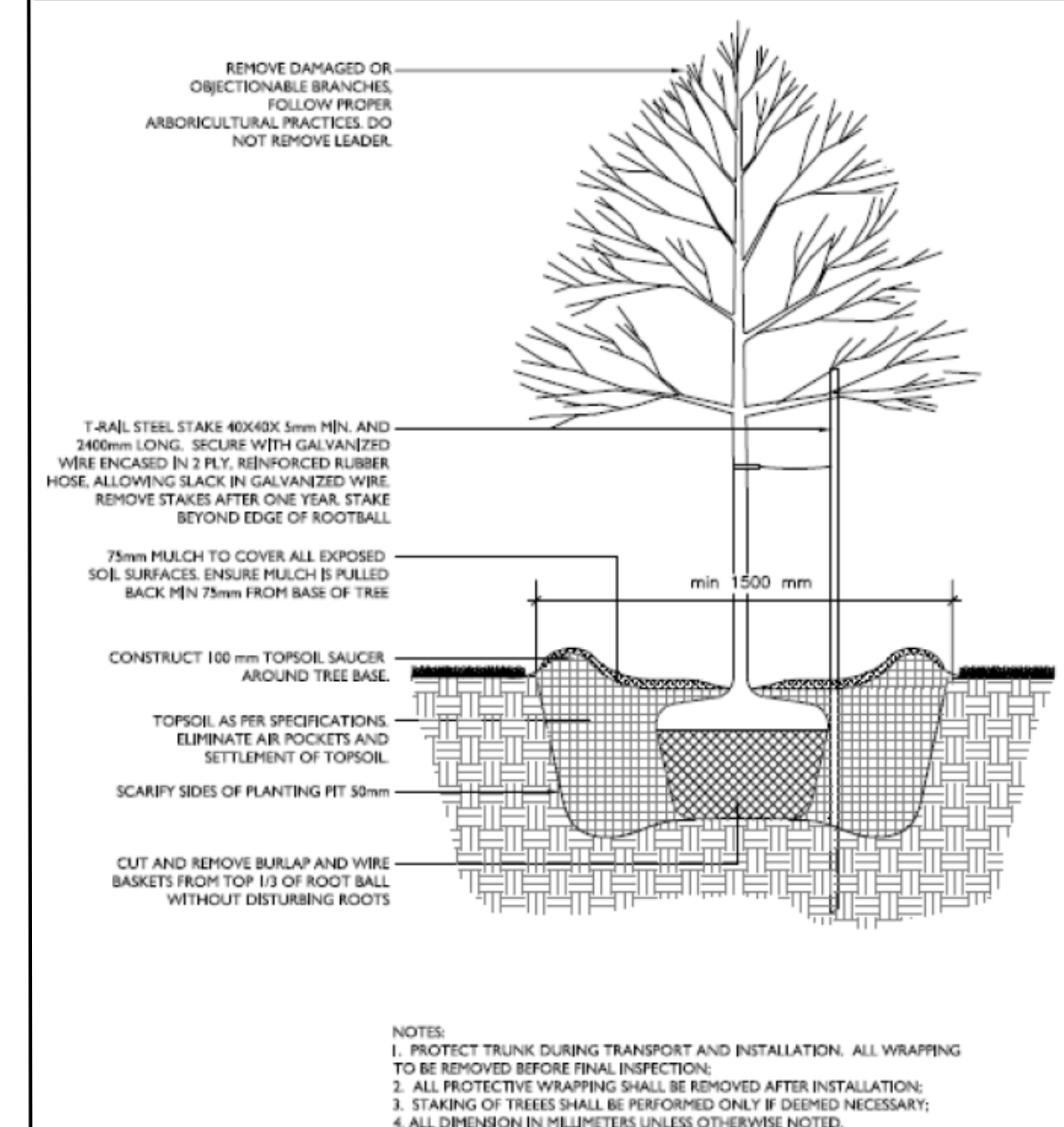
2- MIDDLE TOWNHOUSE LOT AREA:
• REQUIRED: 180 M²
• PROVIDED: 162 M²

3- BUILDING HEIGHT:
• REQUIRED: 10 M
• PROVIDED: 10.7 M



Tree Planting Plan – 1097 Richard
Prepared by Dendron Forestry Services
Version 1.0, March 1, 2025
For more information, please contact:
info@dendronforestry.ca

Note: the tree layer has been added to the original grading plan supplied by the client in pdf format. This layer refers to the trees only, and the original grading plan has not been altered in the process. Refer to the original plan for details as quality is lost when importing the plan into the mapping software used to create the tree layer.



KEY SPACING GUIDELINES

For Deciduous Trees:

- Minimum 50mm caliper stock
- 1.5m from sidewalks, driveways, walkways, fences, sound walls, and old stumps.
- 2.5m from curbs, hydro transformers, or behind fire hydrants
- 4-7m from any part of an existing tree, depending on canopy width
- 10m from bus shelters and community mailboxes

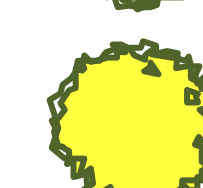
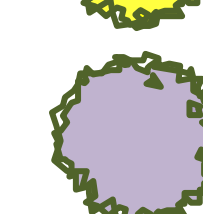
For Coniferous Trees:

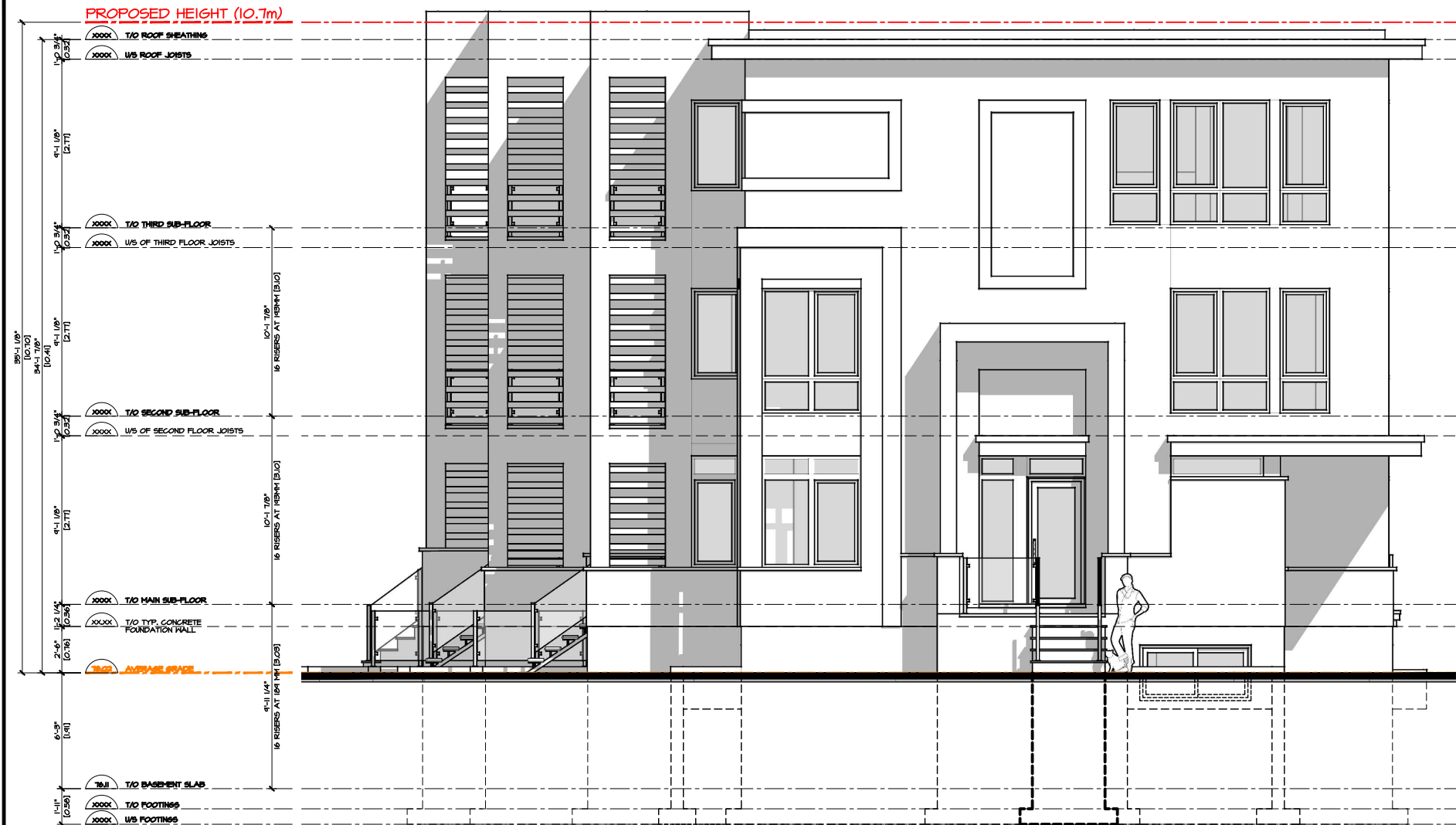
- Follow same setbacks as deciduous, but due to the widest branching being at the base of the tree, conifers need greater setbacks for ground-level obstacles.
- Minimum 200cm height stock
- 4.5m setbacks from sidewalks, walkways, driveways, and curbs.
- Do not plant on corners where sight lines will be compromised.

TREES MUST BE WATERED REGULARLY FOLLOWING PLANTING TO ENSURE PROPER ESTABLISHMENT.

On average, a young tree needs 6 gallons (24 liters) of water twice per week. (Do not water using a sprinkler as water on the foliage can lead to fungal infection)
Placing a ring of mulch around the planting hole will help reduce water loss.
Ensure no mulch is touching the base of the tree.

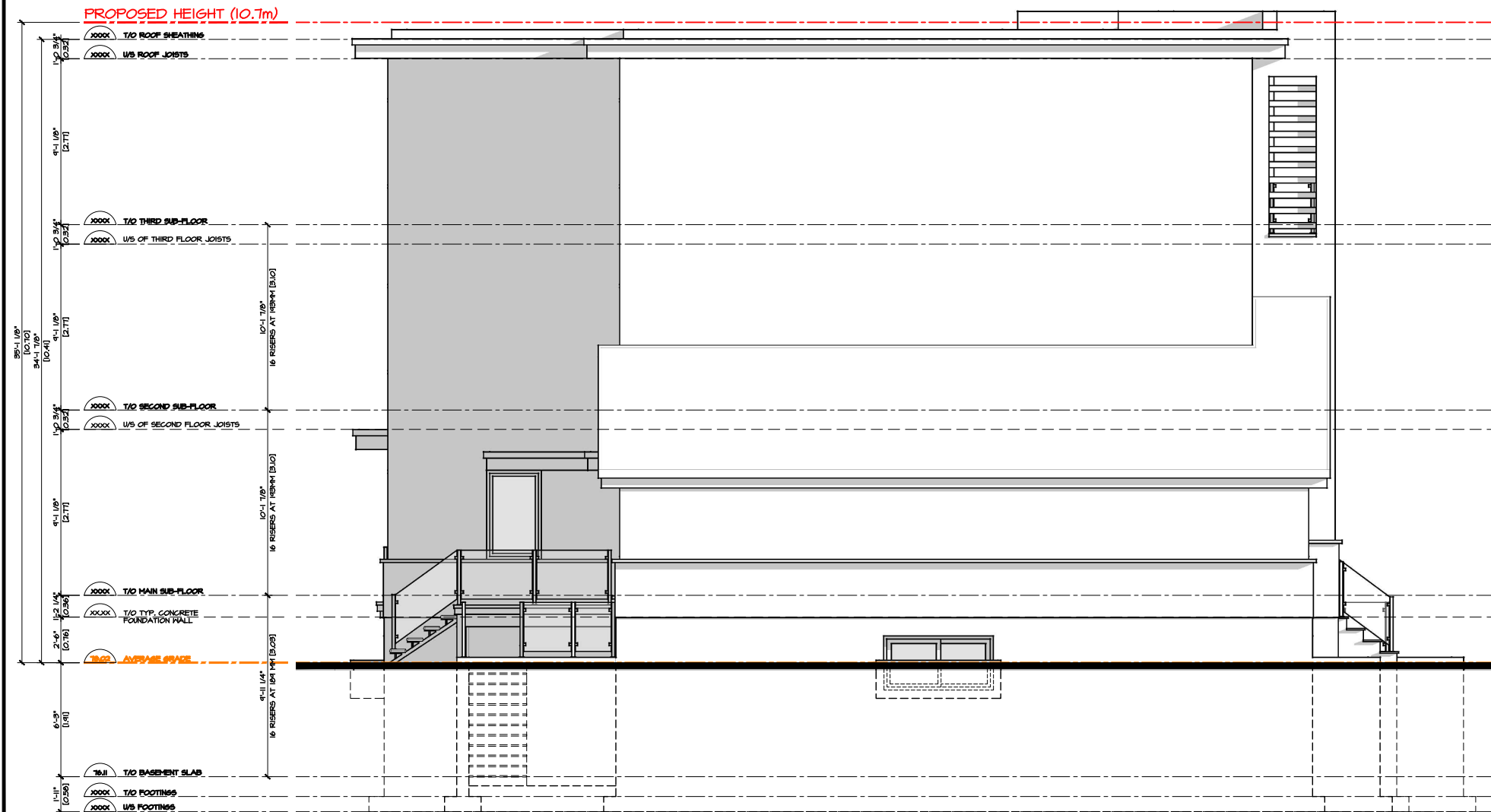
Legend

-  New Private Tree
-  New Tree either fully or partly on city property
-  Existing Tree to be retained



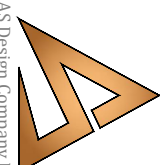
SOUTH ELEVATION

SCALE : $\frac{1}{8}'' = 1'-0''$



NORTH ELEVATION

SCALE : $\frac{1}{8}'' = 1'-0''$

 AS Design Company Inc. The Fusion of Design A-32 Hockfield Street, Ottawa, T1G 1S1 F: (613) 700-0587 E: AMID@ASDesigncompany.com	PROJECT TITLE	1097 RICHARD AVENUE	
	PROJECT No. :	2024-02	
DATE:	2024-10-25	3D/ELEV	2025
CHECKED:	AS	REVIEW	01-21
DWG BY:	AS	FLR PLANS	2024
		REVIEW	12-29
		SITE PLAN	2024
		REVIEW	12-02



PROJECT TITLE

10977 RICHARD AVENUE

5		
4		
3	3D/ELEV REVIEW	2025-01-27
2	FLR PLANS REVIEW	2024-12-29
1	SITE PLAN REVIEW	2024-02-02

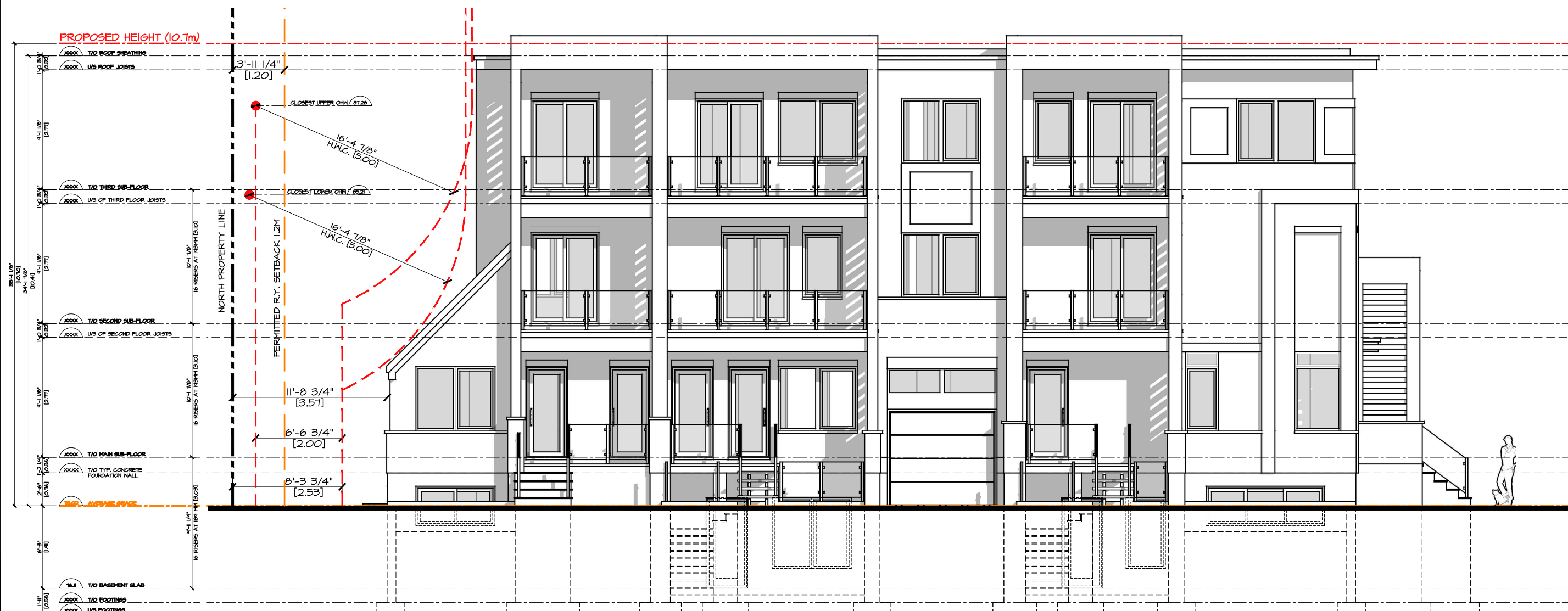
PROJECT No. :

2024-02

DATE:	2024-10-2
CHECKED:	AS
DWG BY:	AS

DWG No:

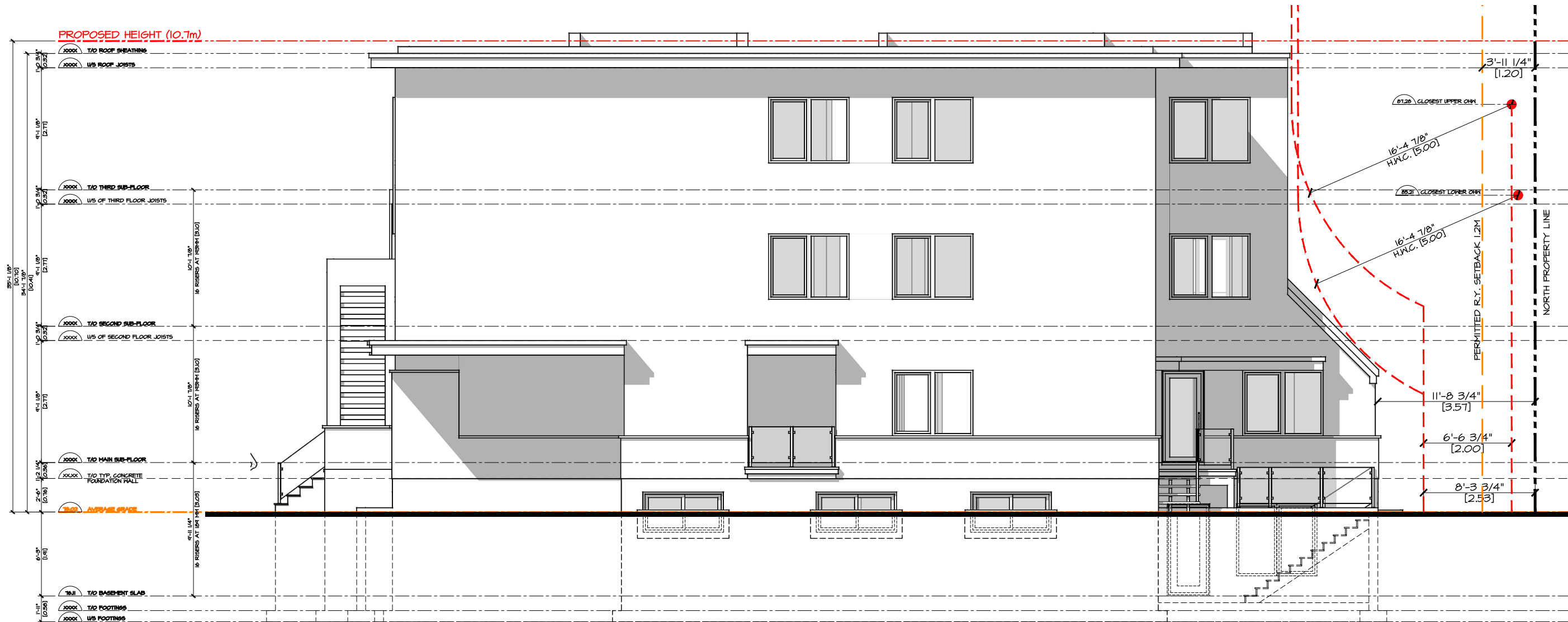
A8



WEST ELEVATION

SCALE : $\frac{1}{8}" = 1'-0"$

5		
4		
3	3D/ELEV REVIEW	2025 01-21
2	FLR PLANS REVIEW	2024 12-29
1	SITE PLAN REVIEW	2024 12-02

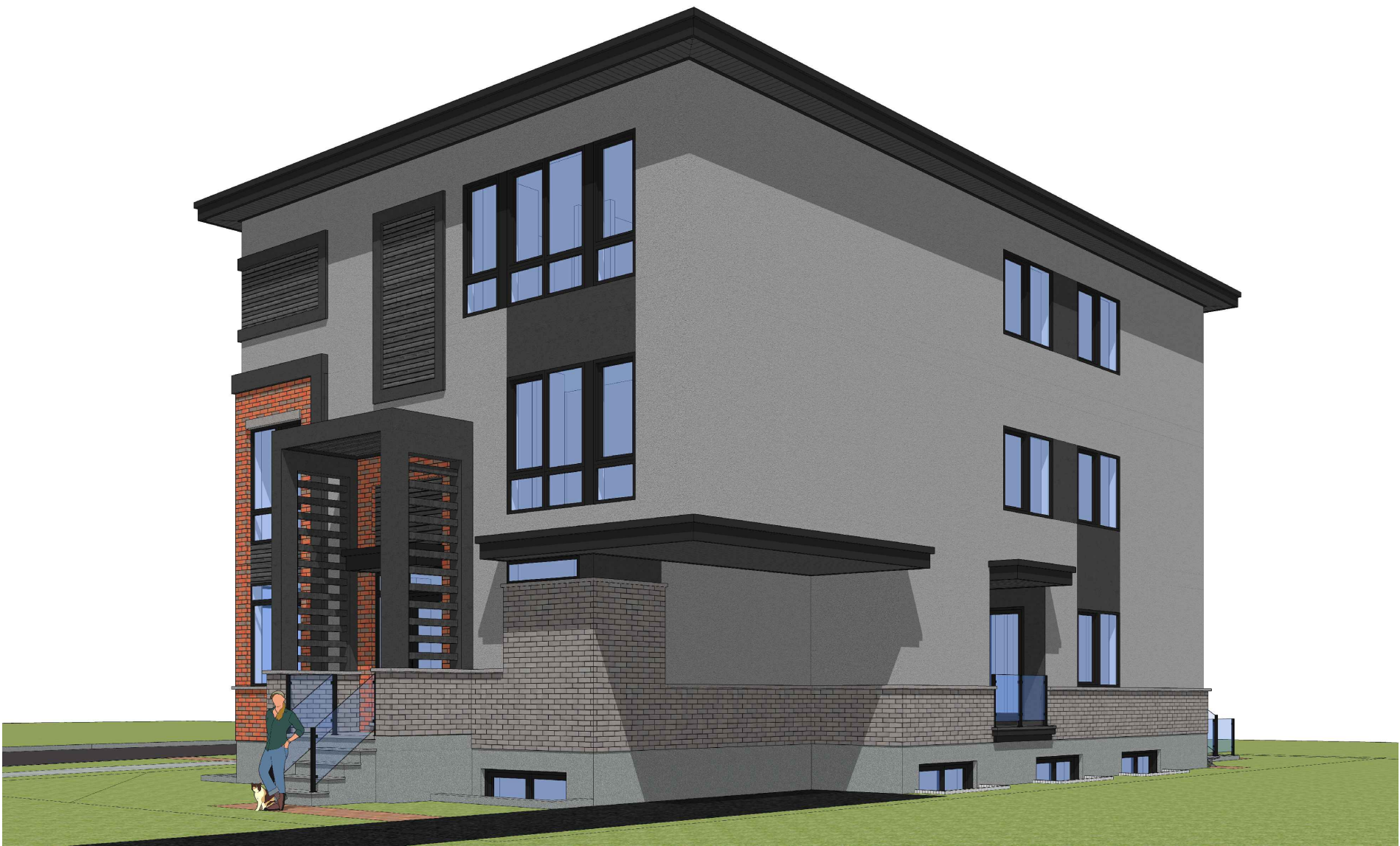


EAST ELEVATION

SCALE : $\frac{1}{8}$ " = 1'-0"



SOUTH WEST PERSPECTIVE



SOUTH EAST PERSPECTIVE

A10

DWG No.

DATE:	2024-10-25
CHECKED:	AS
DWG BY:	AS

PROJECT No.:

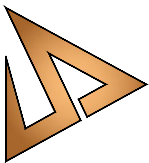
2024-02

1	SITE PLAN	2024
2	REVIEW	12-29
3	FLR PLANS	2024
4	REVIEW	01-21
5	3D/ELEV	2025

1097 RICHARD AVENUE

PROJECT TITLE

AS Design Company Inc.
The Division of Design
A-32 Hockley Street, Ottawa,
ON K1P 1B1
T: (613) 700-0587
E: AMID@ASDesignCompany.com





NORTH WEST PERSPECTIVE



NORTH EAST PERSPECTIVE

All

DWG No.

DATE:	2024-10-25
CHECKED:	AS
DWG BY:	AS

PROJECT No. :

2024-02

1	SITE PLAN	2024
2	REVIEW	12-29
3	FLR PLANS	2024
4	REVIEW	01-21
5	3D/ELEV	2025

1097 RICHARD AVENUE

PROJECT TITLE

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